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**REGULAR MEETING OF
FEBRUARY 12, 2019
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR**

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: February 5, 2018**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 64-18

APPLICANT: BORN TO WIN MINISTRIES

LOCATION: 12951 W. Chicago St. Between: Steel St and Sorrento St in a B4 Zone (General Business District) - Council District #7

LEGAL DESCRIPTION OF PROPERTY: S--W CHICAGO 269 THRU 274 W 7.5 FT 275 B E TAYLORS QUEENSBORO SUB L35 P26 PLATS, W C R 22/562 135 X 100 SPLIT/COMBINED ON 12/20/2018 FROM 22003469-71, 22003472-5; AND S--W CHICAGO 272 THRU 269 B E TAYLORS QUEENSBORO SUB L35 P26 PLATS, W C R 22/562 87.5 X 100 SPLIT ON 12/20/2018 WITH 22003469-71 INTO 22003469-75

PROPOSAL: Born To Win Ministries requests a variance of deficient Off-Street-Parking and other deficient General Dimensional Standards TO establish a Religious Institution (Church)(By-Right) and construct a new 4,436 square foot one-story structure on a 13,635 square foot lot with an accessory parking lot BY-RIGHT in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; and for a variance of the minimum required setbacks. Also, deficient off street parking; deficient residential screening, Dumpster located in the alley, 5 ft. walkway required for parking spaces and deficient right of way screening. (Sections 61-4-91(1&6) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking and General Dimensional Standards, and 61-4-81 Approval Criteria).AP

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:00 a.m. **CASE NO.:** 65-18 (aka BSEED 141-17)

APPLICANT: KAZEM JAWAD

LOCATION: 13777 Plymouth Rd. Between: Freeland St and Schaefer Hwy. in a M4 zone (Intensive Industrial District) - Council District #7

LEGAL DESCRIPTION OF PROPERTY: S PLYMOUTH E 90 FT OF W 406 FT A EXCEPT N 33 FT E 340 FT OF W 406 FT BC&D LYG N WLY OF PENN R R LOUD SPUR R/W PLAT OF THE ESTATE OF JOHN KEAL L543 P404 DEEDS, W C R 22/586 78322 SQ FT

PROPOSAL: Kazem Jawad appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 141-17 Effective Date: September 7, 2018) which DENIED the establishment of a Junkyard on a 1.8 acre parcel in a M4 zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, 13777 Plymouth is approximately 1.8 acres or 78,322 square feet, thus is 8,798 square feet deficient; a dimensional variance is required. (Sections 61-12-261. Junkyards, Setbacks 61-4-92 Other Variances, 61-3-231 Approve Criteria –Conditional Land Use (If Approved then 61-4-81 Approval Criteria to approve or deny the variances)).AP

10:45 a.m. **CASE NO.:** 68-18

APPLICANT: ALVIN NABIL

LOCATION: 16711 Mack Ave. Between: Bishop St and Yorkshire Rd in a B4 Zone (General Business District) - Council District #4

LEGAL DESCRIPTION OF PROPERTY: N MACK 127 & 128 EXC MACK AVE AS WD GROSSE POINTE VIEW SUB L48 P35 PLATS, W C R 21/717 40 X 92.95A

PROPOSAL: Alvin Nabil Alosachi appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (PIN: 21001481-2) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing approximate 2,941 square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Also, no Conditional Use shall be approved by the Buildings and Safety Engineering Department, or the Board of Zoning Appeals on appeal, unless each of the general findings of Section 61-3-231 are made; the proposed MMFCF site is located within 872.8 feet of a “DRUG FREE ZONE” known as St. Clare of Montefalco Catholic School located at 16231 Charlevoix, Grosse Pointe, Park, Mi. 48230. (Sections 61-4-71. Jurisdiction Over Appeals of Administrative Decisions, Sec. 61-3-355 (3). Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions and 61-3-231 General Approval Criteria)).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: February 19, 2019
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**